

EXHIBIT 10

Dugway promissory note owed to HCMLP

Beginning principal owed to HCMLP 18,174,937
Interest rate 3.25%
WAL (years) 10.48

Hypothetical IRR's at various purchase prices

Purchase Price	6,500,000	7,000,000	7,500,000	8,000,000	8,500,000	9,000,000	9,500,000	10,000,000	10,500,000	11,000,000	11,500,000	12,000,000	12,500,000	13,000,000	13,500,000	14,000,000	14,500,000	15,000,000	15,500,000	16,000,000	16,500,000	17,000,000	17,500,000	18,000,000
	21.210%	19.301%	17.653%	16.212%	14.939%	13.804%	12.784%	11.861%	11.020%	10.250%	9.541%	8.885%	8.276%	7.708%	7.177%	6.679%	6.211%	5.769%	5.351%	4.954%	4.578%	4.220%	3.878%	3.552%
Cash flows																								
6/30/2024	(7,500,000)	(7,500,000)	(7,500,000)	(8,000,000)	(8,500,000)	(9,000,000)	(9,500,000)	(10,000,000)	(10,500,000)	(11,000,000)	(11,500,000)	(12,000,000)	(12,500,000)	(13,000,000)	(13,500,000)	(14,000,000)	(14,500,000)	(15,000,000)	(15,500,000)	(16,000,000)	(16,500,000)	(17,000,000)	(17,500,000)	(18,000,000)
12/31/2024	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341	1,384,341
12/31/2025	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957	1,356,957
12/31/2026	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196	1,331,196
12/31/2027	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435	1,305,435
12/31/2028	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015	1,281,015
12/31/2029	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913	1,253,913
12/31/2030	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152	1,228,152
12/31/2031	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391	1,202,391
12/31/2032	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688	1,177,688
12/31/2033	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869	1,150,869
12/31/2034	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108	1,125,108
12/31/2035	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347	1,099,347
12/31/2036	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362	1,074,362
12/31/2037	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825	1,047,825
12/31/2038	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964	1,022,964
12/31/2039	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303	996,303
12/31/2040	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036	971,036
12/31/2041	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781	944,781
12/31/2042	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020	919,020
12/31/2043	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259	893,259
12/31/2044	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709	867,709
12/31/2045	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737	841,737
12/31/2046	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976	815,976
Net cash flows	18,790,477	18,290,477	17,790,477	17,290,477	16,790,477	16,290,477	15,790,477	15,290,477	14,790,477	14,290,477	13,790,477	13,290,477	12,790,477	12,290,477	11,790,477	11,290,477	10,790,477	10,290,477	9,790,477	9,290,477	8,790,477	8,290,477	7,790,477	7,290,477